

Recorded at Request of _____

at _____ M. Fee Paid \$ _____

by _____ Dep. Book _____ Page _____ Ref.: _____

Mail tax notice to VILLAGE GREEN
First American Title No. 30000

Address 2230 N. University Parkway
Provo Ut. 84604

QUIT-CLAIM DEED

C & M MABLEBY PROPERTIES, a general partnership

of Provo, Utah
QUIT CLAIM to

, County of UTAH

Grantor
, State of Utah, hereby

THE VILLAGE GREEN COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, A
Utah Non-Profit Corporation.

of Provo, Utah

TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

Grantee
for the sum of

the following described tract(s) of land in UTAH

County, State of Utah:

All Common Area contained within Plat "C" of the VILLAGE GREEN COMMERCIAL CENTER, A PLANNED DEVELOPMENT (EXPANDABLE), as the same is identified in the recorded Survey Map in Utah County, Utah, as Entry No. 28224, and Map Filing No. 3826, (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Easement, Covenants, Conditions and Restrictions recorded in Utah County, Utah, as Entry No. 27760, in Book 2248, at Page 397 (as said Declaration may have heretofore been amended or supplemented).

SUBJECT TO Easements, Restrictions, and Rights of Way of record and to general property taxes for the year 1996 and thereafter.

WITNESS, the hand of said grantor(s), this _____ day of December, 1996

Signed in the Presence of

C & M MABLEBY PROPERTIES,
a general partnership

By: H.M. Magleby, General Partner

STATE OF UTAH)

) ss.

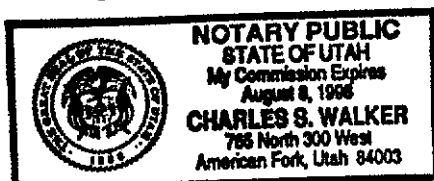
County of UTAH)

On the _____ day of December, 1996

personally appeared before me

H.M. MAGLEBY, a general partner of C & M MAGLEBY PROPERTIES, a general partnership

the signer(s) of the foregoing instrument, who duly acknowledged to me that he executed the same.



Charles S. Walker

Notary Public

My commission expires _____

Address _____

Recorded at Request of _____
at _____ M. Fee Paid \$ _____
by _____ Dep. Book _____ Page _____ Ref.: _____

Mail tax notice to VILLAGE GREEN Address 2230 N. University Ave
First American Title No. 30000 Provo UT 84604

QUIT-CLAIM DEED

C & M MABLEBY PROPERTIES, a general partnership
of Provo, Utah, County of UTAH, State of Utah, hereby
QUIT CLAIM to

THE VILLAGE GREEN COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, A
Utah Non-Profit Corporation

of Provo, Utah, for the sum of
TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

the following described tract(s) of land in UTAH County, State of Utah:

All Common Area contained within Plat "B" of the VILLAGE GREEN COMMERCIAL CENTER, A PLANNED DEVELOPMENT (EXPANDABLE), as the same is identified in the recorded Survey Map in Utah County, Utah, as Entry No. 7782, and Map Filing No. 3911, (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Easement, Covenants, Conditions and Restrictions recorded in Utah County, Utah, as Entry No. 27760, in Book 2248, at Page 397 (as said Declaration may have heretofore been amended or supplemented).

SUBJECT TO Easements, Restrictions, and Rights of Way of record and to general property taxes for the year 1996 and thereafter.

WITNESS, the hand of said grantor(s), this _____ day of December, 1996

Signed in the Presence of

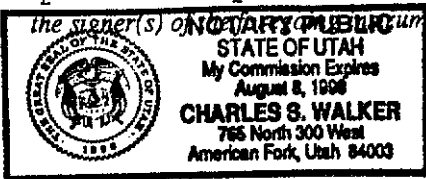
C & M MABLEBY PROPERTIES,
a general partnership

By: H.M. MAGLEBY, General Partner

STATE OF UTAH)
County of UTAH) ss.

On the _____ day of December, 1996, personally appeared before me
H.M. MAGLEBY, a general partner of C & M MAGLEBY PROPERTIES, a general partnership

the signer(s) of this instrument, who duly acknowledged to me that he executed the same.



Charles S. Walker
Notary Public

My commission expires _____ Address _____

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Mail tax notice to VILLAGE GREEN Address 2230 N. University Ave
First American Title No. 30000 Provo Ut. 84604

QUIT-CLAIM DEED

C & M MABLEBY PROPERTIES, a general partnership
of Provo, Utah, County of UTAH, State of Utah, hereby
QUIT CLAIM to

THE VILLAGE GREEN COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, A
Utah Non-Profit Corporation.

of Provo, Utah, for the sum of
TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

the following described tract(s) of land in UTAH County, State of Utah:

All Common Area contained within Plat "A" of the VILLAGE GREEN COMMERCIAL CENTER, A PLANNED DEVELOPMENT (EXPANDABLE), as the same is identified in the recorded Survey Map in Utah County, Utah, as Entry No. 27759, and Map Filing No. 3216, (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Easement, Covenants, Conditions and Restrictions recorded in Utah County, Utah, as Entry No. 27760, in Book 2248, at Page 397 (as said Declaration may have heretofore been amended or supplemented).

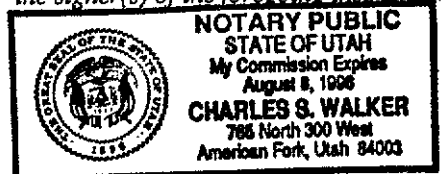
SUBJECT TO Easements, Restrictions, and Rights of Way of record and to general property taxes for the year 1996 and thereafter.

WITNESS, the hand of said grantor(s), this _____ day of December, 1996

Signed in the Presence of _____
C & M MABLEBY PROPERTIES, a general partnership
By: H.M. MAGLEBY, General Partner

STATE OF UTAH)
County of UTAH) ss.

On the _____ day of December, 1996, personally appeared before me
H.M. MAGLEBY, a general partner of C & M MAGLEBY PROPERTIES, a general partnership
the signer(s) of the foregoing instrument, who duly acknowledged to me that he executed the same.



Charles S. Walker
Notary Public

My commission expires _____ Address _____

27765

AFTER RECORDATION PLEASE RETURN TO:
John K. M. Olsen, Esq.
OLSEN, THORN & HILL
2230 No. at University Parkway, Ste. 9C
Provo, Utah 84604

UTAH COUNTY RECORDS
1985 SEP 25 PM 1:37

1985 SEP 25 PM 1:37

RECORDED AT THE REQUEST OF
John K. M. Olsen

27765

SPECIAL WARRANTY DEED

[C&M Magleby Properties -- Conveying
"Common Areas" to The Village Green Commercial
Center Property Owners Association]

THIS DEED is made this 24th day of September, 1985, by and between C&M MAGLEBY PROPERTIES, a general partnership, as Grantor (hereinafter referred to as either "Grantor", "Owner" or "Developer"), and THE VILLAGE GREEN COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, a Utah nonprofit corporation, whose address is 1675 No. 200 West, Ste. 9A, Provo, Utah 84604, as Grantee (hereinafter referred to as either "Grantee" or the "Association").

RECITALS:

A. Grantor is the Owner/Developer of certain Property located at approximately 1625-1675 No. 200 West, Provo, Utah, and has heretofore executed and will, on or about the date of recordation in Utah County, Utah, of this Special Warranty Deed, record in said County the following two (2) documents:

(i) A Subdivision Plat entitled "Plat 'A', Village Green Commercial Center, a Planned Development in Provo, Utah," which said Subdivision Plat was prepared and certified to by Arthur F. Jueschke, a Utah Registered Land Surveyor holding Certificate No. 3373, and was executed and acknowledged on August 29, 1985, by C&M Magleby Properties, a General Partnership, as the owner of the "Property" covered thereby (said Subdivision Plat is hereinafter referred to as the "Plat").

(ii) A document entitled "Village Green Commercial Center, a Planned Development (Expandable), Declaration of Easements, Covenants, Conditions, and Restrictions" which said document is dated August 29, 1985, and was executed by C&M Magleby Properties, a General Partnership, as the "Declarant" (said document is hereinafter referred to as the "Declaration").

B. By virtue of the Plat and Declaration, the Property covered thereby has been divided into nine (9) Lots and certain Common Areas.

C. Under Article VIII, Section 3, of the Declaration, Developer has agreed that it shall convey to the Association title to the Common Areas free and clear of all liens (other than the lien of current general taxes and the lien of any non-delinquent assessments, charges, or taxes imposed by governmental or quasi-governmental authorities).

NOW, THEREFORE, pursuant to Article VIII, Section 3, of the Declaration and in fulfillment of Developer's agreement thereunder, and in consideration of TEN DOLLARS (\$10.00), the receipt of which is acknowledged, Developer, as Grantor, hereby CONVEYS

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RECORD AS #8

AND WARRANTS against all claiming by, through, or under it unto the Association, as Grantee, the following described real property situated in Utah County, State of Utah:

Beginning at a point at the intersection of the westerly right-of-way line of 200 West Street, Provo, Utah, (as constructed) and the south right-of-way line of a 34.0 ft. wide private roadway, (as constructed), which beginning point is east along the section line 1169.52 ft. and south 1372.92 ft. from the north 1/4 corner of Section 36, T. 6 S., R. 2 E., SLB & M; thence S. 5 degrees 32' W. along said westerly right-of-way line of said 200 west street, 169.61 ft.; thence continuing along said right-of-way line S. 1 degree 46' W. 81.91 ft.; thence along the northerly right-of-way line of 1625 North Street, Provo (as constructed), by the following courses and distances: N. 89 degrees 14' W. 87.42 ft.; thence N. 64 degrees 14' W. 9.46 ft.; thence N. 89 degrees 14' W. 143.00 ft.; thence S. 0 degrees 36'30" W. 4.00 ft.; thence N. 89 degrees 14' W. 70.00 ft.; thence leaving said northerly right-of-way line of said 1625 North Street and going N. 0 degrees 36'30" E. 122.00 ft.; thence N. 89 degrees 23'30" W. 6.00 ft.; thence N. 0 degrees 36'30" East 132.00 ft.; thence N. 89 degrees 09'42" W. 207.83 ft. to the easterly right-of-way line of 300 west street, Provo, Utah, thence N. 16 degrees 36'30" E. along said easterly right-of-way line of said 300 west street 75.27 ft.; thence S. 87 degrees 36'30" W. 90.69 ft.; thence N. 25 degrees 06'30" E. 200.00 ft.; thence N. 20 degrees 56'30" E. 193.52 ft.; thence S. 35 degrees 41'10" E. 239.76 ft.; thence S. 29 degrees 41'10" E. 114.80 ft.; thence S. 35 degrees 41'10" E. 180.05 ft.; thence east 152.25 ft. to the point of beginning. Containing an area of 4.037 acres.

Together with and subject to a nonexclusive and perpetual right-of-way for access by vehicular and pedestrian traffic over and across the entirety of the following described property: beginning at a point on the westerly right-of-way line of 200 west street, Provo, Utah, which beginning point is east along the section line 1169.52 ft. and south 1372.92 ft. from the north 1/4 corner of section 36, T.6 S., R.2 E., SLB & M; thence west 121.41 ft; thence S. 66 degrees 02'12" W. 125.58 ft.; thence S. 10 degrees 28'48" E. 82.15 ft.; thence S. 1 degrees 44'48" W. 112.21 ft. to the north right-of-way line of 1625 north street; thence N. 89 degrees 14' W. along said north right-of-way line of 1625 north street 30.00 ft.; thence N. 1 degree 44'48" E. 109.51 ft.; thence N. 10 degrees 28' 48" W. 110.60 ft.; thence N. 89 degrees 09'42" W. 267.86 ft. to the easterly right-of-way line of 300 West Street; thence along said easterly right-of-way line of 300 West Street, N. 0 degree 36'30" E. 32.00 ft.; thence S. 89 degrees 09'42" E. 285.00 ft.; thence S. 0 degrees 50'18" W. 16.00 ft.; thence S. 35 degrees 41'10" E. 11.41 ft.; thence N. 66 degrees 02'12" E. 90.29 ft.; thence N. 35 degrees 41'10" W. 158.15 ft.; thence N. 29 degrees 41'10" W. 114.80 ft.; thence N. 35 degrees 41'10" W. 185.62 ft.; thence S. 21 degrees 45' W. 339.54 ft.; thence S. 87 degrees 36'30" W. 26.30 ft.; thence N. 21 degrees 45' E. 401.22

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ft.; thence S. 35 degrees 41'10" E. 233.25 ft; thence S. 29 degrees 41'10" E. 114.80 ft.; thence S. 35 degrees 41'10" E. 159.78 ft.; thence east 143.00 ft. to the westerly right-of-way line of 200 west street; thence S. 5 degrees 32' W. along said westerly right-of-way line of 200 West Street, 34.16 ft. to the point of beginning.

EXCEPTING AND EXCLUDING from the above-described Property, however, Lots 1, 2, 3A, 3B, 4, 9A, 9B, 9C, and 10 contained within The Village Green Commercial Center, as said Lots are identified in the above-referenced Plat, and ALSO EXCEPTING AND EXCLUDING each and every easement and benefit that is provided for as an appurtenance to each or any of said Lots under the above-referenced Declaration.

ALL OF THE FOREGOING IS SUBJECT TO: all liens for non-delinquent current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all patent reservations and exclusions; all mineral reservations of record and rights incident thereto; all instruments of record (other than mortgages, trust deeds, or other instruments creating liens) which affect the above-described tract or any portion thereof; all visible easements and rights-of-way; and all easements and rights-of-way of record.

THIS DEED has been prepared and executed pursuant to and in furtherance of the arrangement created by the Declaration, and should be read and construed in light of that fact. Any term used in this Deed which is defined in the Declaration shall, to the extent permitted by the context hereof, have the meaning ascribed by the Declaration.

IN WITNESS WHEREOF, Developer as Grantor has executed this Deed the day and year first above written.

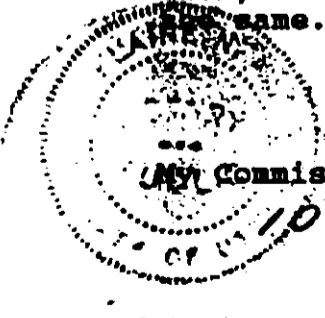
C&M MAGLEBY PROPERTIES'
A General Partnership

By: [Signature]
H. Mark Magleby

By: [Signature]
Calvin C. Magleby

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On this 24th day of September, 1985, personally appeared before me H. Mark Magleby and Calvin C. Magleby, who being by me duly sworn, did say that they are the general partners in C&M Magleby Properties, a general partnership, and that the foregoing Special Warranty Deed was signed on behalf of said partnership by them, and they acknowledged to me that said partnership executed the same.



[Signature]
NOTARY PUBLIC
Residing at: Utah County

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